

156 Bridgnorth Road, Wollaston, Stourbridge, DY8 3PD



**FOR SALE**

Freehold Commercial Premises Suitable for Conversion

Gross Internal Area: 1,404 ft<sup>2</sup> (130.43 m<sup>2</sup>)

### Location

The property is situated on Bridgnorth Road (A458) in the Wollaston area of Stourbridge.

Wollaston is a thriving location with a large residential catchment and a busy high street fronting the Bridgnorth Road.

The area is also home to a number of public houses, bars and restaurants as well as national retail operators such as Boots, Subway and William Hill.

### Description

The property comprises a mid-terrace building of brick construction beneath a pitched tiled roof.

The property is entered off Bridgnorth Road into an open plan reception area linking with another large open plan space behind.

An additional office is situated to the rear side of the building and an external doorway offers access to the rear courtyard.

The first floor comprises additional rooms with a mix of flooring and exposed fireplaces, a large bathroom is also provided.

The second floor has been converted to provide a large open plan attic room with timber truss features and wood flooring.

A basement is provided which is split to provide two rooms.

The building has many character features and would be an attractive commercial property as well as having the opportunity to convert to residential under Permitted Development Rights.

Externally the property has forecourt car parking and a rear courtyard garden which benefits from a raised decked area.

### Accommodation

**Total (GIA) - 1,404 ft<sup>2</sup> (130.43 m<sup>2</sup>) approximately**

**Basement - 219 ft<sup>2</sup> (20.34 m<sup>2</sup>) approximately**

### Price / Tenure

Offers in the region of £225,000 are sought for the freehold interest in the property, subject to contract.

### VAT

All prices quoted are exclusive of VAT which we understand is not payable.

### Rateable Value

RV: £4,950 (April 2017)

The property does qualify for exemption under Small Business Rates Relief, subject to tenant's eligibility.

### Planning Use

The property has consent under Use Class B1 (Business).

We appreciate the property may be suitable for alternative uses including residential conversion under Permitted Development Rights and all parties are advised to make their own enquiries with the local planning department.

### Services

We understand the property is connected to all mains services and drainage.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

### Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

### Energy Performance Certificate

Available upon request from the agent.

### Viewings

Strictly via the sole agent Siddall Jones on 0121 368 0500

